

Chapter 2: Community Plan Policies



2.1 Community Vision

The community of Los Osos has developed a vision for its future. It is expressed in a "Vision Statement for Los Osos" that was approved by the Los Osos Community Advisory Council (LOCAC). The vision statement is included in its entirety in Appendix A. This statement is the product of substantial community involvement and hard work by the LOCAC. It was developed after a community survey, neighborhood meetings, and public discussion of the vision statement itself. Although residents of Los Osos hold a diversity of opinions and community agreement cannot be expected on all issues, this vision statement is intended to generally reflect the community's desires.

The vision statement describes a community where urban development is contained within the existing Urban Reserve Line (URL). Development occurs at a controlled rate and is sustained by resources and services. The URL is clearly defined by a greenbelt, including productive agricultural lands and open space that are managed to protect the Morro Bay estuary, including scenic and natural resources.

In the vision statement, Los Osos maintains its small-town atmosphere and is environmentally-oriented, yet promotes expanded tourism and environmentally-friendly businesses that provide job opportunities for residents. Automobile transportation is accommodated, but the need for automobile travel is reduced by encouraging alternative transportation such as walking, bicycling, and public transit. For example, pedestrian activity is encouraged, especially in commercial areas. Los Osos takes advantage of its environmental assets, offers a high quality of life and exhibits a high degree of community involvement and maintains local control over its future to the greatest extent feasible.

Los Osos desires to uphold its community values and scale, take control of its own destiny, discourage gated communities, encourage neighborhood and community continuity, and best of all, be unique – not a replica of some other vision or model.

2.2 Community Planning Issues

To achieve the community’s vision, certain planning issues must be addressed. The following discussion focuses on issues identified by the Los Osos community as part of the community plan update. Table 2-1 summarizes the issues and the community’s desired approach.

Table 2-1: Community Planning Issues	
Issue	Community Desire
Growth and Development →	<ul style="list-style-type: none"> • Maintain the small-town atmosphere. • Preserve the eclectic nature of the various neighborhoods. • Focus on infill and mixed use development. • Improve the jobs/housing balance. • Plan for development of tourist-oriented facilities. • Ensure that community growth doesn’t exceed available resources.
Water Resources →	<ul style="list-style-type: none"> • Maintain, manage, and recharge the aquifer.
Environmental Resources →	<ul style="list-style-type: none"> • Appropriately manage the Morro Bay estuary. • Minimize vehicle miles travelled. • Preserve important agricultural soils. • Preserve a greenbelt to provide a clearly defined “green edge.”
Community Facilities and Infrastructure →	<ul style="list-style-type: none"> • Complete the circulation system, including logical street connections. • Promote walking and biking. • Increase parks and recreational facilities.

2.2.1. Growth and Development

Part of the charm of Los Osos is the variety of neighborhoods and building styles. The community hopes to preserve and maintain the “small-town” atmosphere. Rather than expanding the Urban Reserve and Urban Services Lines, the community seeks to focus on infill development. While new infill development should be designed to fit in with and complement the surrounding neighborhood, variety is encouraged. Mass-produced “cookie-cutter” designs do not fit in with Los Osos’ character.

Focusing on infill development is also a strategy for protecting important community resources. Lands on the fringe of Los Osos generally have substantial environmental constraints. The community’s vision is for new development to protect the watershed, avoid steep slopes, protect sensitive habitats, and preserve viewsheds. A primary strategy for achieving this vision is to surround Los Osos with a greenbelt and focus new development towards the center of the community and within the Urban Services Line.

Los Osos is a largely residential community. There are presently few opportunities for head-of-household employment in town. In order to improve the jobs/housing balance, there must be adequate land designated for tourist-oriented development and business park development. Nonetheless, development of new job opportunities must not compromise the aesthetic character of the community. This can be achieved through performance-based standards. New commercial, retail, office, and multi-residential developments should be designed to be pedestrian-oriented and fully integrated into the community. Existing commercial centers may also be redeveloped to reduce automobile dominance.

According to the *San Luis Obispo County Economic Strategy*, developed by the Economic Vitality Corporation, tourism is considered a major potential growth sector in the County’s economy. Los Osos is poised to take advantage of increased tourism. Its scenic location on the Morro Bay estuary, abundance of public lands, and proximity to coastal tourist destinations would make Los Osos an appropriate place for businesses, including lodging, restaurants, and retreats. Continued expansion of the community’s trail system and bay-oriented recreation (e.g. kayaking, canoeing, sailing, etc.) could further promote establishment of Los Osos as a tourist destination.

Perhaps the biggest constraint facing new development in Los Osos is the availability of resources. New growth must only occur when the community has sufficient capacity in its water supply and sewage disposal systems. Additionally, new development should not be allowed to create significant impacts upon the community’s road system, local schools, parks, or libraries. To accommodate growth, the community must have a plan to finance and build needed infrastructure.

2.2.2. Water Resources

All of the domestic drinking water in Los Osos is extracted from the Los Osos Groundwater Basin. Through the Resource Management System (RMS), the County has certified this basin to have a Level of Severity III. This means that the basin is at or approaching overdraft conditions. Water quality issues facing the basin include nitrate contamination in the upper aquifer from septic systems and seawater intrusion due to over-extraction from the lower aquifer.

The basin is subject to adjudication by the San Luis Obispo Superior Court in the case of *Los Osos Community Services District v. Golden State Water Company et al.* The adjudication resulted in the Interlocutory Stipulated Judgment (ISJ), which required the County and three community water purveyors to cooperate on the development of a Basin Plan. The Basin Plan was released in 2015 and calls for a series of water conservation, water reuse, management, and infrastructure programs to be implemented to ensure a long-term sustainable supply of water for Los Osos. The community supports an intensive water conservation program. Such a program would include greywater reclamation, reuse of treated wastewater, and stormwater retention and infiltration.

In order to ensure that growth does not result in further impacts upon the basin, the County proposes to use the Growth Management Ordinance as a tool for metering out construction permits.

2.2.3. Environmental Resources

Los Osos is located along the south shore of Morro Bay. The Morro Bay estuary is a nationally significant resource that supports wildlife and recreational opportunities. Management of this resource is paramount. Appropriate management techniques should include control of runoff entering the bay and restoration of the Los Osos and Chorro Creek watersheds to ensure fresh, uncontaminated water flows into the estuary. Because of the environmental significance, the community considers fossil fuel transport and hunting to be inappropriate uses for the estuary.

Another major threat to the estuary is climate change. Climate change is anticipated to result in rising sea levels. In addition to affecting biodiversity and water quality in the bay, rising sea levels could also impact residences and businesses along the bay. It can also affect community infrastructure along the bayshore, such as drainage facilities, roads, and wells. Planning and development decisions, and new programs, should be implemented to assure the protection and maintenance of the Morro Bay estuary as sea level rises.

While climate change is a global issue, action to address it must be taken locally. To that extent, Los Osos wishes to reduce its dependence on the automobile in addition to planning for climate change resilience along the bayshore. To achieve reduction in automobile dependence, the community envisions the development of an integrated circulation system that accommodates safe use not only by motorists, but also by pedestrians and bicyclists. Additionally, land use strategies, such as focusing development around the central business district and encouraging mixed-use development, help to reduce the overall amount of vehicle trips.

Agricultural production is predominant throughout the Los Osos Valley, especially east of town. The valley floor consists of alluvial soils that are considered highly agriculturally productive. Maintaining commercially productive farmlands boosts the local economy, ensures availability of locally-produced foods, and is a cost-effective solution for preserving scenic open-space. Expansion of urbanized development into prime farmland should be prevented.

Los Osos' community greenbelt system is one way of preventing urban expansion onto farmland or environmentally sensitive habitats. Many of the lands surrounding the community are already publicly owned and preserved from development. The greenbelt effectively creates a physical separation between the community of Los Osos and adjacent rural development. Establishing a "hard edge" around a community is one way to reduce sprawl and focus development in appropriate areas within the community. This plan seeks to build upon existing efforts to acquire and manage lands surrounding Los Osos.

2.2.4. Community Facilities and Infrastructure

The community envisions Los Osos having a complete and integrated circulation system. Planning for “complete streets” will be essential to this effort. While historically, circulation system design was focused on efficiencies for automobile travel, the complete streets movement instead promotes efficient design for all users, including bicyclists and pedestrians. To achieve this, the community supports reduced paving widths for new roads. Reducing widths helps to calm and slow vehicular traffic, while allowing sufficient right-of-way to accommodate bicycle and pedestrian facilities. Additional amenities such as trees and benches can also help encourage walking and biking.

The community also desires more “active” recreational facilities such as sports facilities for larger groups of people. Los Osos is rich with “passive recreation” opportunities, such as hiking and birdwatching. Trails are available throughout the community in preserved open space areas. Additionally, nearby state parks also support passive recreation. There is little active parkland, however, available in the community. The community desires a larger community center, additional sports fields, and an aquatic center. Funding and financing these facilities will likely require additional sources of revenue, such as a benefit assessment district.

2.2.5. Healthy Communities

Although it was not specifically identified by the community as a key issue during the Community Plan update, public health ties in with several of the preceding issues of concern to the community. For example, the community’s desire for new infrastructure is closely related to public health issues. Providing complete streets with bike lanes and pedestrian paths helps to encourage an active lifestyle. Similarly, ensuring adequate recreational facilities also supports healthy community activities like youth sports. By ensuring opportunities for physical activity as part of the built environment, we can ensure that future residents of Los Osos will have better public health outcomes.

2.3 Community Goals

The following general goals express the community’s vision and provide direction for the future of the community of Los Osos. These goals, together with policies, programs, standards, and other parts of the Land Use Element (LUE) and Local Coastal Program (LCP), constitute the Community Plan for Los Osos for the next 20 years.

The goals are specific to Los Osos and were developed by the community. They are expanded on and implemented by the policies, programs and standards in this plan. The goals are consistent with the countywide general goals and objectives of the Land Use Element found in Coastal Zone Framework for Planning, and they further refine and elaborate on those countywide goals.

The goals function as guidance to help determine consistency of development proposals with the LUE/LCP. New development should be located, designed, and built in a manner that furthers these general goals and complies with all other applicable regulations.

1. Environment

- a. Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.

- b. Promote conservation of natural environment through preservation of the existing flora, fauna, and sensitive habitats.
- c. Protect, maintain, enhance, and expand the existing greenbelt.

2. Economy

Improve and diversify the local economy by providing more opportunities for local businesses and head of household jobs.

3. Air Quality

Minimize the amount and length of automobile trips through planning decisions and land use practices.

4. Population Growth

Establish a maximum rate of growth within the Los Osos Urban Reserve Line, consistent with available resources, services and infrastructure.

5. Distribution of Land Uses, Location and Timing of Urban Development

Focus on infill and mixed use development consistent with the County's Strategic Growth Policies and the Framework for Planning.

6. Residential, Commercial and Industrial Land Uses

- a. Maintain a small-town atmosphere.
- b. Provide zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.

7. Visitor-Serving, Recreation and Resort Development

- a. Encourage improvement of tourist-oriented facilities, with an emphasis on eco-tourism.
- b. Develop additional neighborhood and community parks and recreation facilities for existing and future populations.
- c. Provide maximum public access, and protect existing public access, to the coast, the shoreline, the bay, and public recreation areas, consistent with the need to protect natural and agricultural resources and private property rights.

8. Public Services and Facilities

- a. Base all land use policies and plans on sustainable development that meets the needs of current population and visitors without endangering the ability of future population to meet its needs.
- b. Carefully manage water resources to provide a clean, sustainable resource for the community.

- c. Provide needed local services, such as urgent care facilities, senior care facilities, etc.

9. Circulation

- a. Establish an efficient circulation system and pattern of land uses that minimize the number of automobile trips.
- b. Encourage alternatives to single-occupant and automobile travel, such as pedestrian and bicycle travel, transit, carpooling, and telecommuting.
- c. Complete and pave the community’s grid system where feasible.

10. Implementation and Administration

Promote a high level of community participation and voice in land use planning decisions.

2.4 Goals and Policies from the San Luis Obispo County General Plan and Local Coastal Plan

As discussed in Chapter 1, the San Luis Obispo County General Plan is a compilation of several different policy documents. These include:

- The *Coastal Zone Framework for Planning*, which provides general policy language concerning land use and circulation throughout the Coastal Zone portions of the county.
- *Coastal Plan Policies* which link general plan policies within the Coastal Zone to the California Coastal Act.
- Various area plans that address regional issues. For example, the community of Los Osos is also covered in the more regional *Estero Area Plan*.
- General Plan elements that are distinct from the County’s Local Coastal Program and Land Use and Circulation Elements. These include the *Agriculture Element*, the *Conservation and Open Space Element*, and the *Parks and Recreation Element*.

The following tables summarize existing policy language in the Local Coastal Program that is applicable to the community of Los Osos. Please note, however, that this list is not exhaustive. Each document should still be consulted for the background and intent of each policy.

2.4.1. Environment, Open Space, and Agriculture Policies

Policies concerning the Environment, Open Space, and Agriculture	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 1	Preserve open space, scenic natural beauty, and natural resources. Conserve energy resources. Protect agricultural land and resources.

Policies concerning the Environment, Open Space, and Agriculture

Coastal Plan Policies

Environmentally Sensitive Habitats Policy 1	New development within or adjacent to locations of environmentally sensitive habitats shall not significantly disrupt the resource.
Environmentally Sensitive Habitats Policy 4	No division of parcels having environmentally sensitive habitats within them shall be permitted unless it can be found that the buildable area(s) are entirely outside the maximum standard setback required for that habitat.
Environmentally Sensitive Habitats Policy 5	The County shall continue programs and policies that support greenbelt and open space areas on the urban fringe of coastal communities.
Environmentally Sensitive Habitats Policy 6	The County shall participate in creating a program that would allow development to occur on sites in urban areas that contain sensitive species habitat, but do not represent long-term viable habitat, in exchange for participation in an off-site mitigation program.
Environmentally Sensitive Habitats Policy 7	Coastal wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved and where feasible, restored.
Environmentally Sensitive Habitats Policy 8	Principally permitted uses in wetlands are as follows: hunting, fishing and wildlife management; education and research projects.
Environmentally Sensitive Habitats Policy 9	The California Department of Parks and Recreation, the California Department of Fish and Game and other public and private sources should be encouraged to acquire or accept offers-to-dedicate coastal wetlands wherever possible. Priorities for acquisition should be: Sweet Springs Marsh Santa Maria River mouth Villa Creek Lagoon Properties surrounding Morro Bay which include wetland habitat.
Environmentally Sensitive Habitats Policy 10	San Luis Obispo County shall continue to encourage the use of open space easements or Williamson Act contracts to ensure preservation of coastal wetlands. The county will develop guidelines to facilitate use of open space easements to include requirements for length of dedication (i.e., perpetuity or 10 years), appropriate management responsibility, etc.

<p>Environmentally Sensitive Habitats Policy 13</p>	<p>All diking, dredging and filling activities shall conform to the provisions of Section 30233, 30411 and 30607.1 of the Coastal Act. These policies establish the appropriate uses, criteria for evaluation of a project and requirements for restoration or replacement. Allowable activities within open coastal waters, wetlands (with the exception of Morro Bay and the Santa Maria River mouth), estuaries and lakes include:</p> <ul style="list-style-type: none"> a. New or expanded port, energy, and coastal dependent industrial facilities, including commercial fishing facilities. b. Maintenance dredging of existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps. c. In wetlands areas only, entrance channels for new or expanded boating facilities, and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411 for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigational channels, and any necessary support service facilities be greater than 25 percent of the total wetland area to be restored. d. In open coastal waters, other than wetlands, including streams, estuaries and lakes, new or expanded boating facilities. e. Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines. f. Mineral extraction, including sand for restoration of beaches, except in environmentally sensitive areas. g. Restoration purposes. h. Nature study, aquaculture, or similar resource-dependent activities. i. Maintenance of flood control facilities by permit.
---	--

	<p>The wetlands of Morro Bay and the Santa Maria River mouth are identified in Section 30233(c) as among those identified by the Department of Fish and Game in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California." Under this section, allowable uses within these wetlands shall be restricted and limited to very minor incidental public facilities, restorative measures consistent with PRC Section 30411 of the Coastal Act and nature study.</p> <p>Diking, dredging, and filling for these types of development in wetlands, estuaries, coastal waters and lakes shall be permitted only where there is no feasible, less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental impacts, and where consistent with the maintenance of the tidal flow and continued biological viability of the wetland habitat. The development must meet the following conditions:</p> <ul style="list-style-type: none">a. Diking, dredging and filling shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning.b. Diking, dredging and filling shall be limited to the smallest area feasible that is necessary to accomplish the project.c. Designs for diking, dredging and filling and excavation projects shall include protective measures such as silt curtains, and weirs to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills and unnecessary dispersal of silt materials. <p>Dredge spoils shall not be deposited in areas where public access or environmental habitats would be significantly or adversely affected. Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore currents. Limitations may be necessary on the timing of the operation, the type of operations and the quality and location of the spoils site.</p> <p>Other mitigation measures are required under Section 30607.1. Where any dike fill development is permitted in wetlands in conformity with Chapter 3 of the Coastal Act, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided however, that if no appropriate restoration site is</p>
--	--

Policies concerning the Environment, Open Space, and Agriculture	
	available an in-lieu fee sufficient to provide an area of equivalent productive value or surface area shall be dedicated to an appropriate public agency or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measures shall not be required for temporary or short-term fill or diking; provided that a bond or other evidence or financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.
Environmentally Sensitive Habitats Policy 16	Development adjacent to coastal wetlands shall be sited and designed to prevent significant impacts to wetlands through noise, sediment or other disturbances. Development shall be located as far away from the wetland as feasible, consistent with other habitat values on the site.
Environmentally Sensitive Habitats Policy 17	In new development, a buffer strip shall be required and maintained in natural condition along the periphery of all wetlands. This shall be a minimum of 100 feet in width measured from the upland extent of the wetland unless a more detailed requirement for a greater or lesser amount is included in the LUE or the LUO would allow for adjustment to recognize the constraints which the minimum buffer would impose upon existing subdivided lots. If a project involves substantial improvements or increased human impacts, necessitating a wide buffer area, it shall be limited to utility lines, pipelines, drainage and flood control facilities, bridges and road approaches to bridges, and roads when it can be demonstrated that: a) alternative routes are infeasible or more environmentally damaging, and b) the adverse environmental effects are mitigated to the maximum extent feasible. Access paths and/or fences necessary to protect habitats may also be permitted.

Policies concerning the Environment, Open Space, and Agriculture	
Environmentally Sensitive Habitats Policy 18	<p>For buffers less than 100 feet as established consistent with Policy 15 (above) mitigation measures to ensure wetland protection shall be required, and shall include (where applicable) vegetative screening, landscaping with native vegetation, drainage controls and other such measures. When the minimum buffer strip is adjusted by the county, it shall be done on a case-by-case basis only after the investigation of the following factors:</p> <ul style="list-style-type: none"> a. Soil type and stability of development site, including susceptibility to erosion. b. Slope of land adjacent to the wetland and the ability to use natural topographic features to locate development. c. Types and amount of vegetation and its value as wildlife habitat including: 1) the biological significance of the adjacent lands in maintaining the functional capacity of the wetland, and 2) the sensitivity of the species to disturbance. d. Type and intensity of proposed uses. e. Lot size and configuration, and the location of existing development.
Environmentally Sensitive Habitats Policy 19	<p>Open space easements or offers to dedicate the wetland shall be a condition of major structural development (including single-family residence) for all property larger than one acre which contain wetlands habitat.</p>
Environmentally Sensitive Habitats Policy 20	<p>Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved.</p>
Environmentally Sensitive Habitats Policy 21	<p>Development adjacent to or within the watershed (that portion within the coastal zone) shall be sited and designed to prevent impacts which would significantly degrade the coastal habitat and shall be compatible with the continuance of such habitat areas. This shall include evaluation of erosion and runoff concerns.</p>
Environmentally Sensitive Habitats Policy 23	<p>The State Water Resources Control Board and the county shall ensure that the beneficial use of coastal stream waters is protected, for projects over which it has jurisdiction. For projects which do not fall under the review of the State Water Resources Control Board, the county (in its review of public works and stream alterations) shall ensure that the quantity and quality surface water discharge from streams and rivers shall be maintained at levels necessary to sustain the functional capacity of streams, wetland, estuaries and lakes.</p>

Policies concerning the Environment, Open Space, and Agriculture	
Environmentally Sensitive Habitats Policy 25	Channelizations, dams or other substantial alterations of rivers and streams shall be limited to: a) necessary water supply projects, b) flood control projects when there are no other feasible methods for protecting existing structures in the flood plain and where such protection is necessary for public safety or to protect existing development, and c) development where the purpose is to improve fish and wildlife habitat. All projects must employ the best feasible mitigation measures. Maintenance and flood control facilities shall require a coastal development permit.
Environmentally Sensitive Habitats Policy 26	Cutting or alteration of naturally occurring vegetation that protects riparian habitat is not permitted except for permitted streambed alterations (defined in Policy 23) and where no feasible alternative exists or an issue of public safety exists. This policy does not apply to agricultural use of land where expanding vegetation is encroaching on established agricultural uses. Minor incidental public works project may also be permitted where no feasible alternative exists including but not limited to utility lines, pipelines, driveways and roads. Riparian vegetation shall not be removed to increase agricultural acreage unless it is demonstrated that no impairment of the functional capacity of the habitat will occur. Where permitted, such actions must not cause significant stream bank erosion, have a detrimental effect on water quality or quantity, or impair the wildlife habitat values of the area. This must be in accordance with the necessary permits required by Sections 1601 and 1603 of the California Fish and Game.

Policies concerning the Environment, Open Space, and Agriculture

<p>Environmentally Sensitive Habitats Policy 28</p>	<p>In rural areas (outside the USL) a buffer setback zone of 100 feet shall be established between any new development (including new agricultural development) and the upland edge of riparian habitats. In urban areas this minimum standard shall be 50 feet except where a lesser buffer is specifically permitted. The buffer zone shall be maintained in natural condition along the periphery of all streams. Permitted uses within the buffer strip shall be limited to passive recreational, educational or existing nonstructural agricultural developments in accordance with adopted best management practices. Other uses that may be found appropriate are limited to utility lines, pipelines, drainage and flood control facilities, bridges and road approaches to bridges to cross a stream and roads when it can be demonstrated that: 1) alternative routes are infeasible or more environmentally damaging and 2) adverse environmental effects are mitigated to the maximum extent feasible. Lesser setbacks on existing parcels may be permitted if application of the minimum setback standard would render the parcel physically unusable for the principal permitted use. In allowing a reduction in the minimum setbacks, they shall be reduced only to the point at which a principal permitted use (as modified as much as is practical from a design standpoint) can be accommodated.</p>
<p>Environmentally Sensitive Habitats Policy 29</p>	<p>Designated plant and wildlife habitats are environmentally sensitive habitat areas and emphasis for protection should be placed on the entire ecological community. Only uses dependent on the resource shall be permitted within the identified sensitive habitat portion of the site.</p> <p>Development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.</p>
<p>Environmentally Sensitive Habitats Policy 30</p>	<p>Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed.</p>
<p>Environmentally Sensitive Habitats Policy 31</p>	<p>San Luis Obispo County, or the appropriate public agency, shall ensure that the design of trails in and adjoining sensitive habitat areas shall minimize adverse impact on these areas.</p>

Policies concerning the Environment, Open Space, and Agriculture	
Environmentally Sensitive Habitats Policy 32	The California Department of Parks and Recreation, Department of Fish and Game and other public and private organizations should continue to acquire or accept offers-to-dedicate for sensitive resource areas wherever possible.
Environmentally Sensitive Habitats Policy 33	The county should encourage the uses of Agriculture Preserves or Open Space Pre- serves to protect sensitive habitat areas where public acquisition is not feasible.
Environmentally Sensitive Habitats Policy 34	The State Department of Fish and Game should continue to identify rare or endangered plant and animal species within the county.
Environmentally Sensitive Habitats Policy 35	Vegetation which is rare or endangered or serves as cover for endangered wildlife shall be protected against any significant disruption of habitat value. All development shall be designed to disturb the minimum amount possible of wildlife or plant habitat.
Environmentally Sensitive Habitats Policy 36	Disturbance or destruction of any dune vegetation shall be limited to those projects which are dependent upon such resources where no feasible alternatives exist and then shall be limited to the smallest area possible. Development activities and uses within dune vegetation shall protect the dune resources and shall be limited to resource dependent, scientific, educational and passive recreational uses. Coastal dependent uses may be permitted if it can be shown that no alternative location is feasible, such development is sited and designed to minimize impacts to dune habitat and adverse environmental impacts are mitigated to the maximum extent feasible. Revegetation with California native plant species propagated from the disturbed sites or from the same species at adjacent sites shall be necessary for all projects.
Environmentally Sensitive Habitats Policy 39	Shoreline structures, including piers, groins, breakwaters, seawalls and pipelines, shall be designed or sited to avoid and minimize impacts on marine habitats
Environmentally Sensitive Habitats Policy 40	Coastal access shall be monitored and regulated to minimize impacts on marine resources. If negative impacts are demonstrated, then the appropriate agency shall take steps to mitigate these impacts, including limiting the use of coastal access.
Environmentally Sensitive Habitats Policy 39	The appropriate agency (in conjunction with the county Fish and Game Commission) should provide signs indicating that collecting from tide pools, etc., is illegal.
Coastal Watersheds Policy 1	The long-term integrity of groundwater basins within the coastal zone shall be protected.

Policies concerning the Environment, Open Space, and Agriculture	
Coastal Watersheds Policy 3	In basins where extractions are approaching groundwater limitations, the County shall require applicants to install monitoring devices and participate in water monitoring management programs.
Coastal Watersheds Policy 5	The County Planning and Building, and Public Works Departments should work with communities, property owners, and the Regional Water Quality Control Board to develop and implement a basin-wide water management program for the Los Osos Groundwater Basin.
Hazards Policy 1	All new development proposed within areas subject to natural hazards from geologic or flood conditions (including beach erosion) shall be located and designed to minimize risks to human life and property. Along the shoreline new development (with the exception of coastal-dependent uses or public recreation facilities) shall be designed so that shoreline protective devices (such as seawalls, cliff retaining walls, revetments, breakwaters, groins) that would substantially alter landforms or natural shoreline processes, will not be needed for the life of the structure. Construction of permanent structures on the beach shall be prohibited except for facilities necessary for public health and safety such as lifeguard towers.
Hazards Policy 2	New development shall ensure structural stability while not creating or contributing to erosion or geological instability.
Hazards Policy 3	The county shall require a detailed review of development proposed within the geologic study area and flood hazard combining designations as indicated on the Land Use Element maps for the coastal zone. The review shall be performed by a qualified registered and/or certified engineering geologist and shall be adequately detailed to provide recommendations and conclusions consistent with this plan. Residential, commercial and industrial development shall be prohibited within the 100 year floodplain (1% chance of inundation in any year) as delineated in the Flood Hazard combining designation except for those areas within an urban reserve line.

Policies concerning the **Environment, Open Space, and Agriculture**

Hazards Policy 4

Construction of shoreline structures that would substantially alter existing landforms shall be limited to projects necessary for:

- a. protection of existing development (new development must ensure stability without depending upon shoreline protection devices);
- b. public beaches and recreation areas in danger of erosion;
- c. coastal dependent uses;
- d. existing public roadway facilities to public beaches and recreation areas where no alternative routes are feasible.

These structures shall be permitted provided they are sited and designed to eliminate or mitigate adverse impacts on local shoreline sand supply, fish and wildlife provided that non-structural methods (e.g., artificial nourishment) have been proven to be infeasible or impracticable.

Shoreline structures include revetments, breakwaters, groins, harbor channels, seawalls, cliff-retaining walls and other such structures that alter natural shoreline processes. Retaining walls shall be permitted only where necessary to stabilize bluffs where no less environmentally damaging alternative exists or where necessary for those projects defined above. Where shoreline structures are necessary to serve the above, siting shall not preclude public access to and along the shore and shall be sited to minimize the visual impacts, erosive impacts on adjacent unprotected property, encroachment onto the beach and to provide public overlooks where feasible and safe. The area seaward of the protective devices shall be dedicated for lateral public access. The protective devices shall utilize materials which require minimum maintenance and shall specify within the plans the agencies or persons responsible for maintenance.

In addition to county review, most shoreline structures require review by federal and state agencies. These may include permits required by the federal Environmental Protection Agency, U.S. Army Corps of Engineers, U.S. Department of Fish and Wildlife, California Regional Water Quality Control Board, State Lands Commission, California Coastal Commission, etc.

Policies concerning the Environment, Open Space, and Agriculture	
Hazards Policy 5	Shoreline structures developed consistent with Policy 4 (including projects for maintenance and repair) shall be designed and constructed to mitigate or eliminate effects on local shoreline sand movement and supply. Construction activities shall be carefully managed to minimize unnecessary effects on natural landforms and shoreline processes. Upland grading and drainage shall be designed and constructed to avoid adverse impacts on bluff lines by channeling drainage away from the bluff where feasible.
Hazards Policy 6	New development or expansion of existing uses on bluffs shall be designed and set back adequately to assure stability and structural integrity and to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protection structures which would require substantial alterations to the natural landforms along bluffs and cliffs. A site stability evaluation report shall be prepared and submitted by a certified engineering geologist based upon an on-site evaluation that indicates that the bluff setback is adequate to allow for bluff erosion over the 75 year period. Specific standards for the content of geologic reports are contained in the Coastal Zone Land Use Ordinance.
Hazards Policy 7	The GSA combining designation in coastal areas of the county is amended to include all coastal bluffs and cliffs greater than 10 feet in vertical relief and that are identified in the Assessment and Atlas of Shoreline Erosion (DNOD, 1977) as being critical to future or present development. Maps clearly distinguish the different geologic and seismic hazards which the county covers by the GSA combining designation. These hazards shall include steep slopes, unstable slopes, expansive soils, coastal cliff and bluff instability, active faults, liquefaction and tsunami.
Hazards Policy 11	The County should seek grant funding and develop a program with a long-term comprehensive approach to avoid the permanent armoring of the shoreline or to minimize impacts to shoreline in existing developed areas. The program should also offer a means to address some area specific constraints. This includes the preparation of an Areawide Shoreline Erosion and Bluff Retreat Management Plan focusing on annual bluff erosion rates, bluff setbacks, emergency armoring procedures, shoreline protection standards, structural design, engineering, monitoring and maintenance.
Hazards Policy 12	As part of the periodic update of an area plan, the draft plan shall include development of a dynamic Geologic Hazards Map consistent with the Safety Element and updated geologic information.

Policies concerning the Environment, Open Space, and Agriculture

Estero Area Plan

Chapter 4, I.C.1	Make every effort to secure permanent protection and management of the County's significant marine resources using programs and legislation such as the National Marine Sanctuary programs and other methods.
Chapter 6, V.A.1	Slow the process of bay sedimentation. Keep Chorro and Los Osos Creeks and other watercourses free of excessive sediment.
Chapter 6, V.A.2	Implement provisions of the Total Maximum Daily Levels (TMDLs) as they are developed for Chorro Creek, Los Osos Creek, and the Morro Bay estuary consistent with Regional Board requirements.
Chapter 6, V.A.3	Support efforts to ensure a level of water quality in the bay that supports recreation, viable commercial fishing and shellfish mariculture industries, healthy eelgrass beds, and thriving fish and shellfish populations.
Chapter 6, V.A.4	Promote a voluntary, cooperative, educational, and incentive-based approach to protect Morro Bay and its watershed.
Chapter 6, V.A.5	Where feasible, implement applicable provisions of the Comprehensive Conservation and Management Plan for Morro Bay published by the Morro Bay National Estuary Program through special programs, land use planning strategies, review of development proposals, and public education.
Chapter 6, V.A.6	Where appropriate, continue to obtain open space easements for sensitive wetlands and bayfront areas, and encourage other agencies and conservation organizations to obtain open space and conservation easements and fee title to these areas.
Chapter 6, V.A.7	Support efforts to find a consensus-based resolution to the conflicts between hunting and other human uses of and adjacent to the bay.
Chapter 6, V.A.8	Use a watershed approach to land use planning, such as initiating a change to the planning area boundaries of the Estero and adjacent planning areas to make them correspond to the boundaries of the Morro Bay watershed.
Chapter 6, V.A.9	Reduce bay sedimentation by reducing the potential for a large, damaging fire through good fuel management practices such as livestock grazing and prescribed fire. Land use should be consistent with the ability to implement those practices.

Policies concerning the Environment, Open Space, and Agriculture	
<i>Agriculture Element</i>	
Policy 11	Maintain water resources for production of agriculture.
Policy 24	Discourage the conversion of agricultural lands to non-agricultural uses.
<i>Conservation and Open Space Element</i>	
Policy BR 1.1	Protect sensitive biological resources such as wetlands and wildlife movement corridors.
Policy E 2.3	Promote water conservation for all water users in the county to reduce the amount of energy used to pump and treat water and wastewater at public water and wastewater treatment and distribution facilities.
Policy WR 1.12	Accurately assess and mitigate the impacts of new development on water supply.
Policy WR 1.14	Avoid a net increase in water use.

2.4.2. Population and Growth Policies

Policies concerning Population and Growth	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 2	Strengthen and direct development toward existing and strategically planned communities.
<i>Coastal Plan Policies</i>	
Agriculture Policy 5	To minimize conflicts between agricultural and urban land uses, the Urban Service Line shall be designated the urban-rural boundary. Land divisions or development requiring new service extensions beyond this boundary shall not be approved.
Public Works Policy 1	New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development.
Public Works Policy 2	New or expanded public works facilities shall be designed to accommodate but not exceed the needs generated by projected development within the designated Urban Reserve Lines.
Public Works Policy 6	The County will implement the Resource Management System to consider where the necessary resources exist or can be readily developed to support new land uses.

Policies concerning Population and Growth	
<i>Estero Area Plan</i>	
Chapter 3, II.A.1	Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and/or degrading water quality.
Chapter 3, II.B	Monitor sewage flows through the Resource Management System to assure that new development can be accommodated by sewage disposal capacities.
<i>Conservation and Open Space Element</i>	
Policy AQ 1.1	Encourage compact land development by concentrating new growth within existing communities and ensuring complete services to meet local needs.
Policy OS 1.7	Protect open space resources by guiding development away from rural areas to more suitable areas.
<i>Economic Element</i>	
Policy EE 1.2	Maintain and enhance the quality of life for county residents by pursuing economic development activities.
Policy EE 1.3	Balance the capacity for growth with the efficient use or reuse of available resources (energy, land, water, infrastructure) and reasonable acquisition of new resources.

2.4.3. Land Use and Community Design Policies

Policies concerning Land Use and Community Design	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 3	Foster distinctive, attractive communities with a strong sense of place.
Strategic Growth Goal 6	Create a range of housing opportunities and choices.
Strategic Growth Goal 7	Encourage mixed land uses.
Strategic Growth Goal 8	Take advantage of compact building design.
<i>Coastal Plan Policies</i>	
Visual and Scenic Resources Policy 1	Unique and attractive features on the landscape, including but not limited to unusual landforms, scenic vistas, and sensitive habitats are to be preserved, protected, and in visually degraded areas, restored, where feasible.

Policies concerning Land Use and Community Design	
Visual and Scenic Resources Policy 6	Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community.
<i>Conservation and Open Space Element</i>	
Policy VR 6.1	Ensure that new multi-family residential, mixed-use, and commercial or other non-residential development in the urban and village areas is consistent with local character, identity, and sense of place.
Policy VR 4.1	Designation of Scenic Corridors. Designate scenic corridors based on recommendations for Scenic Corridor studies, for the candidate roads and highways listed in Table VR-2. Pecho Valley Road from Rodman Drive through Montana de Oro State Park is identified as a candidate scenic corridor.
<i>Housing Element</i>	
Policy 1.1	Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenures, price, and neighborhood character.
<i>Parks and Recreation Element</i>	
Policy 2.1	Provide parks which are aesthetic and consistent with community needs.

2.4.4. Health and Quality of Life Policies

Policies concerning Health and Quality of Life	
<i>Coastal Zone Framework for Planning (Strategic Growth Goals and Objectives)</i>	
Goal 1, Objective 1	Maintain and protect a living environment that is safe, healthful, and pleasant for all residents.
Goal 2, Objective 11	Provide adequate community amenities, parks, natural areas, and trails in support of new development, which will support a high quality of life and compact form of community development.
Goal 4, Objective 1	Plan communities with schools, parks, public spaces, transit stops, and commercial districts located as focal points within convenient walking distances of neighborhoods.
Goal 4, Objective 4	Provide parks, natural areas, and recreational facilities with new urban development to enhance a community's quality of life and improve health.

Policies concerning Health and Quality of Life	
Goal 5, Objective 5	Make communities more bicycle- and pedestrian-friendly with safe and attractive routes.
<i>Coastal Plan Policies</i>	
Recreation Policy 1	Coastal recreational and visitor-serving facilities, especially lower-cost facilities, shall be protected, encouraged, and where feasible, provided by both public and private means.
<i>Parks and Recreation Element</i>	
Policy 3.2	Provide recreation at the County's parks consistent with community needs.

2.4.5. Transportation and Circulation Goals

Goals concerning Transportation and Circulation	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 4	Create walkable neighborhoods and towns.
Strategic Growth Goal 5	Provide a variety of transportation choices.
Circulation Goal 1	Provide for a land use pattern and rate of population growth that will not exceed the financial ability of the County and its residents to expand and maintain the circulation system.
Circulation Goal 2	Plan transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents under build-out conditions. These improvements should be consistent with the land use patterns allowed by this plan, so that growth is not facilitated or induced in inappropriate amounts or locations.
Circulation Goal 3	Coordinate the transportation systems between different modes of travel, sensitive to the needs and desires of citizens in a manner that will provide optimum benefit for the investment of public funds.
Circulation Goal 4	Recognize public transit and carpooling as very important components of the county's strategy to provide adequate circulation and to reduce dependency on the automobile.
Circulation Goal 5	Develop and coordinate transportation programs that reinforce federal, state, regional, and local agency goals.
Circulation Goal 6	Design a transportation system that provides for safe travel within attainable, feasible economic and technical means.

Goals concerning Transportation and Circulation	
Circulation Goal 7	Design transportation facilities with the intent to preserve important natural resources and features, promote the aesthetic quality of the region, and minimize environmental changes.
Circulation Goal 8	Develop and enhance a system of scenic roads and highways through areas of scenic beauty without imposing undue restrictions on private property, or unnecessarily restricting the placement of agricultural support facilities.
Circulation Goal 9	Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.
Circulation Goal 10	Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.

2.4.6. Administration Policies

Policies concerning Administration	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 9	Make development decisions predictable, fair, and cost-effective.
Strategic Growth Goal 10	Encourage community and stakeholder collaboration.
Strategic Growth Goal 11	Strengthen regional cooperation.

2.5 Community Plan Policies and Programs

In addition to those policies identified in Section 2.4, this Community Plan also introduces additional policies and programs that are specific to the community of Los Osos. Table 2-2 summarizes policies specific to Los Osos. A full discussion of these policies follows.

2.5.1 Population and Economy

EC-1. Encourage economic development that will generate local employment for residents, create an adequate supply of goods and services locally, help generate revenues to fund needed public services and facilities, and make the area more economically self-sufficient.

- Employment opportunities should focus on non-polluting businesses that do not result in changes to the small-town character of Los Osos.
- Provide sufficient areas for a variety of commercial, tourist-serving and employment-generating businesses.

- Concentrate a variety of retail trade, non-government office, professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.

Program EC-1.1: Identify target businesses. Identify the types of existing and potential businesses that can succeed in Los Osos. Some businesses should provide goods or services to the local population, while others could serve a much wider geographic area (possibly even international), bringing income into the county.

Program EC-1.2: Conduct targeted marketing. Working with key industries, conduct targeted marketing to retain or expand existing businesses and attract new ones. Identify underrepresented industries that may be attracted to Los Osos and actively recruit them.

Program EC-1.3: Promote tourist-oriented development. Encourage development of tourist-oriented facilities and activities such as:

- Additional hotels, motels and other lodging
- Environmentally-oriented retreats, and conference centers for tourists and professionals
- Recreation focused on the bay (such as kayaking, canoeing, sailing) and on the scenic environment (such as hiking, bicycling, horse-back riding, and picnicking)
- Art galleries, and arts and crafts fairs
- Programs and facilities for bird watching, photography, nature study, and other environmentally-oriented educational activities by individuals and organized groups: "eco-tourism"

EC-2. Provide flexible zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.

A. Provide sufficient areas for a variety of commercial, tourist-serving and employment-generating businesses. Concentrate a variety of retail trade, non-government office, professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.

EC-3. Improve commercial areas by making them more attractive and pedestrian friendly in order to attract shoppers.

Program EC-3.1: Business Improvement District. Assist local merchants and business organizations interested in forming a business improvement district (BID) to promote a definable identity for Los Osos' commercial areas through coordinated signage and landscaping. Ultimately, a BID could be responsible for on-going maintenance of landscaping, lighting, street furniture, and other amenities, as well as for other business district functions.

2.5.2 Public Services and Facilities

PS-1. Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and/or degrading water quality. Continue to monitor the capacity of public facilities and services through the Resource Management System, and recommend adjustments to growth and development policies as needed.

Program PS-1.1: Water – Allocations for new development.

- A. Recommend an annual amendment to Title 26 (Growth Management Ordinance) to establish allocations for new development within the entire Los Osos Groundwater Basin area rather than only the Los Osos Prohibition Zone).
- B. When updating the Growth Management Ordinance annually, consider data collected from the Groundwater Monitoring Program (Program M in the Basin Plan) to ensure that the program is successfully achieving the goals.
- C. As each additional program in the Basin Plan is successfully implemented, recommend modifications to the Growth Management Ordinance to allow the construction of additional dwelling units up to a Basin Yield Metric of 80 percent as identified in the Basin Plan.

PS-2. Implement the provisions of an adopted Basin Plan for the Los Osos Groundwater Basin.

Program PS-2.1: Water – Groundwater management. The Los Osos Groundwater Basin Management Committee, the County, and the Water Purveyors should work cooperatively to reduce water demands in the Los Osos Groundwater Basin. Actions should include, but not be limited to, the following programs identified in the Basin Plan:

- A. Groundwater Monitoring Program (M)
- B. Urban Water Efficiency Program (E)
- C. Urban Water Reinvestment Program (U)
- D. Wellhead Protection (P)
- E. Infrastructure Program A (A)
- F. Infrastructure Program C (C)

PS-3. Prioritize programs in the Basin Management Plan that halts or, to the extent possible, reverse seawater intrusion into the Basin.

PS-4. Continue to work cooperatively with other local government agencies to coordinate location of new facilities and shared use of existing facilities.

- A. Concentrate government functions in Los Osos into a centrally located, user-friendly services center near the community park. The center should include a community hall, sheriff's substation, and medical and social services.
- B. Address future vulnerability to sea level rise in planning and development of new public services and adaptive redevelopment of existing services.

2.5.3 Land Use

LU-1. Maintain a hard inland urban edge around the community of Los Osos, surrounded by a well-managed community greenbelt, and a soft bayside edge to protect future wetland and estuary function in light of sea level rise.

- A. Do not expand the Urban Reserve Line (URL) beyond what has been delineated in this plan.
- B. Do not expand existing Residential land use categories or increase residential densities outside of the Urban Service Line that is delineated in this plan.
- C. Prevent the net loss of wetland acreage or biological and recreational function of Morro Bay Estuary in Los Osos due to sea level rise by providing for natural inland migration of wetlands and protection and restoration of wetlands.

D. Monitor the trends in sea level rise at the Port San Luis tide gauge.

Program LU-1.1: Los Osos Greenbelt. The County should support expansion, conservation, maintenance, and enhancement of the greenbelt as shown on Figure 4-1. The County should support efforts of public agencies, conservation organizations, and others to acquire easements and properties in fee within and outside of the Urban Reserve line to expand the greenbelt along the eastern and southern fringe of the community. Easements could be acquired through means such as purchase, approval of land use permits for development projects, and mitigation banking.

Program LU-1.2: Morro Bay Estuary Protection. The County should support the protection of wetland resources, which may become increasingly vulnerable to hard shoreline coastal hazards protection measures in light of sea level rise, by developing and implementing a strategy for achieving no net loss of wetland acreage or biological and recreational function along the Los Osos shoreline. The County should support efforts of public agencies, conservation organizations, and others to acquire easements and properties in fee along the shoreline, as well as the use of redevelopment/planned retreat strategies, and adaptive public access and recreation management plans to achieve wetland protection and hazard mitigation goals.

LU-2. Concentrate or cluster development to protect contiguous environmentally sensitive areas and the Morro Bay Estuary, including the habitat of rare, endangered and other sensitive species, and other biologically important communities.

LU-3. Maintain a small-town atmosphere, while increasing opportunities for business and employment.

A. Encourage new development to provide variety in the appearance of housing in new neighborhoods and street-facing entrances that are less dominated by garages.

B. Street trees and landscaping. Require street tree planting and substantial native, drought tolerant landscaping with new development.

C. Consider neighborhood compatibility when reviewing discretionary development proposals. In particular, ensure consistency with the following principles:

- Integrate new development with the adjacent neighborhood.
- Prevent development that is isolated by perimeter walls and fences.
- Design new development to conserve energy and consider use of passive solar energy design.
- Protect sensitive habitats by locating development away from environmentally sensitive areas. Provide options, incentives and flexibility to accomplish this.

Program LU-3.1: Gateways. The County should work with the community to enhance and landscape entryways to the community along Los Osos Valley Road and South Bay Boulevard in a way that reflects community identity. One preferred location for an entryway is a portion of the right-of-way at the northeast corner of Los Osos Valley Road and South Bay Boulevard.

Program LU-3.2: CBD design and enhancement. If there is property owner interest, the County should facilitate development of a design plan and possible accompanying standards and guidelines for the central business district that implement the following

design principles, in addition to design standards and guidelines listed for the central business district in Chapter 7, Planning Area Standards:

- A. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.
- B. Promote a mixture of commercial and residential uses.
- C. Emphasize the importance of public spaces.

The design plan should be developed together with property and business owners, with participation by surrounding neighborhoods. Also, if there is property owner interest, facilitate formation of a business improvement district or other entity in order to finance, implement and maintain improvements.

- LU-4. Promote pedestrian travel and activities so that commercial areas become pedestrian-oriented rather than automobile-oriented.
 - A. Concentrate a variety of retail trade, office and professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.
 - B. In the central business district and the Baywood commercial area, encourage shared or common off-site parking accompanied by reduced parking requirements.
 - C. Direct new commercial development towards the central business district and the Baywood commercial area. Do not establish new, competing commercial areas other than possible neighborhood-serving commercial areas.
- LU-5. Plan for a flexible combination of residential, service, and office uses at the Morro Shores Mixed Use Area (See Figure 7-24).
 - A. Emphasize development of higher intensity residential development and encourage development of a multi-use business or commerce park.
 - B. Require new development to provide convenient street, pedestrian and bicycle links to surrounding neighborhoods, commercial areas, the community center, schools, parks, and the bay.
- LU-6. Maintain and enhance the unique character of the Baywood Commercial Area (See Figure 3-1)

Program LU-6.1: Baywood Commercial Area design and enhancement. If there is property owner interest, the County should facilitate development of a design plan and possible accompanying standards and guidelines that implement the following design principles for the Baywood Commercial area, in addition to the design guidelines listed for the Baywood Commercial Area in Chapter 7, Planning Area Standards:

- A. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.
- B. Emphasize the importance of public spaces.
- C. Provide landscaped pedestrian spaces that are inter-connected by a network of walkways and plazas.
- D. Provide traffic calming measures on 2nd Street.
- E. Provide for a balance of neighborhood and visitor-serving uses.

- F. Provide access to the bay, and promote visitor-serving or tourist-oriented recreation focused on the bay.
- G. Encourage use of sidewalks and public spaces for restaurant seating, arts and crafts displays and other uses that encourage pedestrian activity.
- H. Encourage mixed residential and commercial/office uses throughout the Baywood Commercial area, as well as bed and breakfast accommodations on 3rd Street.

The design plan should be developed together with property and business owners with participation by surrounding neighborhoods. Also, if there is property owner interest, facilitate formation of a business improvement district or other entity in order to finance, implement and maintain improvements.

- LU-7. Provide opportunities for a variety of housing types that are affordable to people of different income levels.
 - A. Provide incentives for senior housing that is located close to the central business district.
 - B. Establish minimum residential densities in order to maintain opportunities for multi-family housing, and assure that compact housing is compatible with existing neighborhoods.
- LU-8. Maintain a suburban character for specific Residential Single Family neighborhoods that are not served by the communitywide wastewater project.
 - A. Retain a more suburban character in the Martin Tract (see Figure 7-27) and minimize removal of trees in the eucalyptus grove.
 - B. Maintain a more suburban character in a portion of the Vista de Oro Area (see Figure 7-31) between the Vista de Oro development and Redfield Woods.
- LU-9. Provide adequate parkland, open space, and recreation areas to accommodate Los Osos' anticipated population in 2040.

Program LU-9.1: New parks and recreation Facilities. Develop new active parks and recreation facilities to accommodate the needs of existing and future populations.

- A. **Expand Los Osos Community Park.** County Parks should look into options for expanding Los Osos Community Park to accommodate sports fields, a playground, and a group picnic area.
- B. **Funding and financing.** If there is substantial community support for additional parks and recreational opportunities, the LOCSD should consider funding parks and recreational services through a benefit assessment and Proposition 218 vote.
- C. **Additional parks and recreational projects.** As funding becomes available (e.g. through a benefit assessment), the LOCSD and/or County Parks should pursue the development of desired parks and recreational facilities. The community has identified the following desired improvements:
 - A boat launch and park in the Back Bay or Cuesta Inlet areas
 - Additional sports fields
 - A new community park along the planned extension of Skyline Drive between Ravenna and Broderson Avenues

- A new community or neighborhood park in the Baywood Park area
- An aquatic center
- An off-leash dog park
- A series of “pocket parks” throughout the Baywood Park area

Program LU-9.2: Multiple use of drainage basins. The County should consider using existing and planned drainage basins for recreational purposes where feasible and if maintenance can be provided through a joint agreement between appropriate agencies/entities.

Program LU-9.3: Joint use of school facilities. The County and the San Luis Coastal Unified School District should develop joint powers agreements that provide additional opportunities for public use of existing school facilities, as well as construction of new facilities.

Program LU-9.4: Recreation program.

- A comprehensive recreation program and facilities should be established that targets children and young adults. A recreation coordinator could be hired, and recreation facilities could be built where needed. A joint use agreement between the San Luis Coastal Unified School District, the city of Morro Bay, the County, or the Los Osos Community Services District could help make recreation facilities available.
- A recreation assessment could fund recreation and sports programs by a service charge through the Los Osos Community Services District. As an alternative, consider establishing a recreation district that includes the City of Morro Bay.

2.5.4 Circulation

CIR-1. Maximize public access to and along the coast.

- Develop all feasible pedestrian access to and along the shoreline, consistent with public access goals and policies of this plan.
- Develop a coastal trail from Los Osos to Cayucos, consistent with the Parks and Recreation Element.
- Provide a regional bikeway system in accordance with the County's Bikeway Plan.
- Provide conspicuous signs for all public access.

Program CIR-1.1: Accept and retain coastal access offers. In order to preserve public access to the bay front and public recreation areas, accept offers of dedication for road easements, trails and other accessways where appropriate. In addition, accept and retain offers of dedication for public road easements and other public accessways as needed to complete and maintain the circulation system.

Program CIR-1.2: Abandonments and quiet title actions. The County Planning and Building Department should refer all requests for road abandonments to County Parks, the Los Osos Community Services District and the Los Osos Community Advisory Council for review and comment. The County should refer all quiet title actions to those groups for review and comment.

Program CIR-1.3: Protect existing access points. The County should continue to protect, conserve, and preserve habitat at the Butte Drive access point and at the access points along the street ends of 3rd, 4th, 5th, 6th, 8th, and 9th Streets.

Program CIR-1.4: Develop access improvements. The County should protect or develop street ends along Morro Bay for public access and habitat value, with improvements such as the following:

- A. **Mitchell Drive/Doris Avenue:** A walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet
- B. **Bay Street, 7th Street, and Pecho Road:** Bay overlooks

Program CIR-1.5: Sea Level Rise and Public Access. The County should protect public access resources by assessing their vulnerability to sea level rise and planning for their protection, including through planned retreat as necessary.

CIR-2. Provide safe, convenient access to multiple transportation modes from shopping areas, schools, residential areas, and recreation facilities.

- A. Plan new development to provide public transit access and pedestrian and bicycle pathways from residential areas to shopping areas, businesses and public facilities.
- B. Link bicycle and pedestrian routes between residential areas, schools and commercial areas.

Program CIR-2.1: Transit system. Improve the public transit system to provide routes located within convenient walking distance of residences. Establish a local transit loop that connects with a regional transit system that provides frequent, fast and convenient connections to major employment centers. Work with the Regional Transportation Authority (RTA) to make its designated bus stops ADA-compliant as part of its overall plan and meet encroachment permit requirements.

Program CIR-2.2: Transportation Demand Management (TDM). The San Luis Obispo Council of Governments, in consultation with the County Public Works and Planning and Building Departments, should develop and implement a transportation demand program that includes measures such as: marketing and commuter information programs, transit and ridesharing incentives, transit service improvements, parking management programs, and alternative work schedules.

CIR-3. Responsibly finance and administer the community circulation system in Los Osos.

- A. Follow the priority order of recommended transportation improvements listed in the Los Osos Circulation Study to the maximum extent possible given availability of funding. Where deviations from the priority list are proposed, obtain recommendations from the appropriate local advisory committee(s).
- B. Coordinate street and utility improvements in order to complete multiple improvements during one construction process.

CIR-4. Design the Los Osos community circulation system to be compatible with the community's character and responsive to local environmental needs.

- A. Allow use of permeable and environmentally-friendly surfaces, where appropriate, as an alternative to conventional pavement. On proposed local residential streets in new land divisions, encourage alternative walkways for pedestrian use.
- B. Provide logical street connections between neighborhoods to encourage an efficient, interconnected circulation system, and to reduce vehicular travel.
- C. Develop new streets using minimum street widths, consistent with traffic volumes that provide maximum safety and reasonable traffic flow and use by emergency vehicles. Using narrow streets can result in several benefits, for example, more efficient use of land, reduced amounts of impervious surfaces, slower traffic, increased safety, increased livability, and a greater sense of community.

Program CIR-4.1: Narrow streets. The County Planning and Building, and Public Works Departments should collaborate to encourage, on a trial basis, construction of public or private streets having widths less than those specified in the Standard Improvement Specifications in new land divisions.

Program CIR-4.2: Trees. Take the following actions to increase the presence of trees in Los Osos:

- A. **New development.** Require tree planting on the property frontage of new development and subdivisions at a scale consistent with the roadway classification. An encroachment permit is required to plant trees within the public road right-of-way.
- B. **Tree Master Plan.** The County Planning and Building Department, in consultation with the County Public Works Department, County Parks, should work with the community to create a tree master plan and inventory that defines areas to be planted, any key corridors or locations to have special treatment, a list of appropriate trees, planting requirements, planting and maintenance information, ways to provide and pay for trees in existing neighborhoods, and an inventory of all existing trees with sub-categories of native and heritage trees. For more information on the Tree Master Plan see Appendix E Trees.
- C. **Tree Funding.** The County should assist in efforts to obtain funding to plant trees in existing neighborhoods through grants and other sources.

Program CIR-4.3: Commercial streetscape. In commercial areas, require curbs, gutters, wide sidewalks, street lights, gathering areas, and undergrounded utilities. Maintenance responsibilities for improvements in gathering areas, including tree planters, street lights and pedestrian amenities, rest with the fronting property owner, an established maintenance entity or as defined with the encroachment permit.

Program CIR-4.4: Traffic calming. Give full consideration to traffic calming measures in the design of street and intersection improvements. Incorporate traffic calming measures, where appropriate, in order to achieve target speeds.

CIR-5 Assess the vulnerability of the Los Osos circulation system to sea level rise, including potential impacts to public access resources under CIR-1.5, to assure the maintenance of

adequate community circulation and protection of public access to and along the shoreline through future planning and development decisions. Update the Community Plan to provide for continued public access, taking into account projected sea level rise for 100 years. Coordinate with transportation agencies to plan for and phase implementation of new road projects

2.5.5 Environmental Resources

EN-1. Effectively manage endangered, threatened, and sensitive biological resources in and around the community of Los Osos.

- A. Mitigate impacts to sensitive habitat on the site of development so that contiguous areas of environmentally valuable habitat are preserved or restored. On smaller sites where this aim cannot be accomplished, give priority to using off-site mitigation as part of a mitigation banking or other program that preserves or restores contiguous areas of environmentally valuable habitat.
- B. Use an ecosystem approach whenever possible to preserve viable areas of sensitive habitat. Instead of focusing only on individual species, emphasize protection of highly sensitive biological communities, such as dune scrub, coastal sage scrub, and maritime chaparral.
- C. Encourage acquisition, preservation and management of lands in the Sensitive Resource Area combining designation, as well as other sensitive habitat areas. Allow passive recreation where compatible with habitat and resource protection. Following acquisition, change the land use categories of these areas to Open Space.
- D. Pursue protection and management of a greenbelt on either side of Los Osos Creek.

Program EN-1.1: Habitat Conservation Plan. The County should coordinate with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife, and the public to finalize the Habitat Conservation Plan (HCP) for the Los Osos area. The HCP will preserve sensitive habitats in the Los Osos area using an ecosystem approach, while easing the regulatory burden on private landowners.

- A. **Section 10 Permit.** Under Section 10(a)(1)(B) of the Federal Endangered Species Act, the incidental take of a federally-listed animal species that is incidental to an otherwise lawful activity may be authorized if an incidental take permit, as supported by an HCP, is obtained. The HCP must identify and analyze the effects of the taking and those measures the applicant will take to avoid, minimize, and mitigate these effects.
- B. **Streamlined permitting.** As part of the ITP process, County Planning and Building Department will create a streamlined permitting procedure for properties in Los Osos in order to reduce the cost, time and difficulty for landowners seeking land use approvals. This should include establishment of an in-lieu fee for most future "infill" development in Los Osos. The fee would be used to acquire and manage sensitive habitat within the Los Osos Ecosystem SRA.

Program EN-1.2: Recovery Plan. Facilitate implementation of the Recovery Plan developed by the U.S. Fish and Wildlife Service for the Morro Shoulderband snail, Morro manzanita, and Indian Knob mountainbalm. Encourage participation by landowners and conservation organizations.

Program EN-1.3: Habitat monitoring. The County or another organization should monitor development and conservation activities in sensitive habitats in the Los Osos area in order to keep track of the cumulative effects of these activities.

A number of activities may occur in sensitive habitats, including purchase and protection, cluster development and easement dedication. These activities may have both negative and positive impacts on sensitive habitats; thus, a monitoring system is needed to track the cumulative effects of change.

Much of the spatial and other information needed for a monitoring system is already available. Tasks that remain to be completed are:

- A. Assemble the database at a central location using a G.I.S.-based system
- B. Establish a schedule for database updates
- C. Establish procedures for periodic assessment and reporting of status changes and their impacts on sensitive habitat
- D. Establish procedures for making changes to policies and procedures for development review as needed to address impacts on sensitive habitat

Program EN-1.4: Protection and management of sensitive habitats. The County should work closely with public agencies and conservation organizations to protect and manage sensitive habitat resources.

- A. **Strategies.** Strategies to protect and manage sensitive habitats may include encouraging acquisition in fee or by easements (such as conservation easements) by public agencies or conservation organizations, obtaining easements in connection with development projects, and implementing programs such as mitigation banking.
- B. **Location and types of habitat.** The County should pursue protection and management of the following sensitive habitats (not in priority order) through a variety of strategies that may include easements and agreements for property under private ownership and management, and acquisition by conservation organizations or public agencies:
 - Eto and Warden Lakes
 - Ecologically significant areas containing riparian habitat, oak woodland, coastal sage scrub, dune scrub, coastal strand, or maritime chaparral communities and
 - Areas adjoining the Los Osos Oaks State Reserve that contain outstanding examples of pygmy oaks.
- C. **Characteristics of sensitive habitat.** Where feasible, the County should seek to protect contiguous areas of sensitive habitat that:
 - Support or could support rare, threatened or endangered species
 - Include a range of vegetation types and slopes to provide heterogeneity
 - Are sufficiently large to support ecosystem processes
 - Include buffer areas that separate habitat from incompatible uses, and
 - Include continuous wildlife corridors

Program EN-1.5: Support conservation organizations. Support efforts of conservation organizations to protect sensitive habitats by means such as acquiring land or purchasing development rights.

Program EN-1.6: Morro Bay shoreline wetlands mapping. The County should review the accuracy of the mapped locations of the wetland designation along the Morro Bay shoreline, especially in the vicinity of Butte Drive, and initiate any needed general plan amendments to make revisions to the official maps.

EN-2. Manage urban runoff to reduce discharge of pollutants from the community of Los Osos into Morro Bay.

NOTE: Regional goals and policies concerning the protection of the Morro Bay watershed are contained in Chapter 6, Section V of the Estero Area Plan.

Program EN-2.1: Los Osos runoff control. The County Public Works Department should coordinate with and assist the Los Osos Community Services District in developing and implementing Best Management Practices to control runoff in Los Osos, consistent with the State's Nonpoint Source Pollution Plan and Phase II of the NPDES Storm Water Regulations.

Program EN-2.2: Los Osos urban watershed management. To facilitate a communitywide drainage system that allows for off-site treatment and retention of stormwater consistent with Central Coast Post Construction Requirements, the Los Osos Community Services District, the County Public Works Department and/or the County Flood Control and Water Conservation District should prepare an urban watershed management plan for Los Osos and vicinity. The plan should use a watershed management approach to achieve the following goals:

- Minimize flooding, erosion, sedimentation and stormwater pollutants, while providing for reuse and recharge of water and where appropriate;
- Reduce the sediment load in surface drainage from the Los Osos street system into Morro Bay in streets such as Skyline Drive, Pine Avenue, Ramona Avenue, Pismo Avenue, El Moro Avenue, and Santa Ysabel Avenue;
- Sustain fresh-water flow to the Morro Bay estuary; and
- Provide opportunities for recreation and environmental enhancement.

These goals should be accomplished through measures such as:

- Emphasizing use of engineered, vegetated treatment systems such as constructed wetlands, vegetated swales or vegetated filter strips, as well as retention basins, culverts, filters, or other appropriate measures;
- Using retention and percolation basins for recreation as an integral part of the landscape; and
- Using agricultural and landscape management practices to reduce water usage and pollution from fertilizers, herbicides and pesticides.

After completion of the urban watershed management plan, the County should amend this plan for new development.

Program EN-2.3 Community Drainage Improvements. Based on the outcome of the Urban Watershed Management study identified in Program EN-2.2, the County shall implement its recommendations, as well as those included in the 1998 Preliminary Engineering Evaluation. These may include drainage improvements at various locations in the community, as well as other related measures. These improvements shall be completed prior to, or as conditions of, new development in the community that may be

impacted by flooding or drainage impacts identified in either the 1998 study of the Urban Watershed Management Program EN-2.2.

- EN-3 Continue County engagement with Native American tribes to ensure effective consultation under AB 52 and SB 18.
- A. Identify Tribal Cultural Resources prior to any proposed development and develop a plan for their preservation.
 - B. Encourage acquisitions, preservation, and management of Tribal Cultural Resources. Allow passive recreation where compatible with resource protection confidentiality. After acquisition, change the land use category of these areas to Open Space.
- EN-4 Effectively manage significant archaeological and historical resources in and around the community of Los Osos.
- A. Identify the locations of sensitive archeological and historical sites prior to any proposed development, and preserve them in place, and avoid damaging impacts whenever feasible.
 - B. Evaluate site significance and mitigable unavoidable impacts on archaeological sites using current professional standards and best management practices, in consultation with Native American tribal representatives and other affected communities of interest.
 - C. Encourage acquisition, preservation, and management of sensitive archaeological and historical sites. Allow passive recreation where compatible with resource protection. After acquisition, change the land use categories of these areas to Open Space.
- EN-5 Effectively manage significant historical building, structures, and districts in and around the community of Los Osos.
- A. Identify significant historical buildings and structures prior to any proposed development.
 - B. Identify and evaluate potential historic districts and develop a plan for their preservation and enhancement.
 - C. Encourage adaptive reuse that is compatible with resource protection. Follow the Secretary of the Interior's Standards and Guidelines to ensure preservation, rehabilitation, restoration, and/or reconstruction of significant buildings and structures.

Program EN-5.1: Historic Resource Inventory. The County should work with the History Center of San Luis Obispo, property owners, and other local stakeholders to conduct an inventory of historical resources within the Baywood Park neighborhood to document the historical significance of building and structures in the neighborhood, determine whether the core area qualifies as a historic district, define the boundaries of any such district, and determine which resources contribute to its significance.

Program EN-5.2: Protection and Management of Historical Resources. The County should work closely with property owners, other public agencies, and conservation organizations to protect and manage historical buildings, structures, and districts.

- EN-6 Pecho Valley Road from Rodman Drive to the boundary of Montana de Oro State Park shall be designated as a Critical Viewshed. Development along this corridor shall be subject to the Visual Resources standards included in the Coastal Zone Land Use Ordinance Section 23.04.210.
- EN-7 South Bay Boulevard, and Los Osos Valley Road east of South Bay Boulevard, shall be designated as a Critical Viewshed. Development along these corridors shall be subject to the Visual Resources standards included in the Coastal Zone Land Use Ordinance Section 23.04.210.
- EN-8 Special Status Species Habitat Preservation and Enhancement. During the project permitting process, the County, including the entity overseeing LOHCP compliance, shall work with future applicants to encourage preservation or enhancement of habitat for special status species on parcels greater than 20,000 square feet that contain suitable habitat. This would be done in concert with LOHCP requirements to promote habitat preservation and enhancement efforts and regional habitat connectivity by ensuring that preserved or enhanced areas are connected to other preserved or enhanced areas and/or to other suitable habitat occurrences. Preservation of or enhancement of areas that are isolated should be discouraged unless they are determined to provide unique or unusually valuable habitat attributes. Isolated patches of native habitat on smaller lots less than 20,000 square feet are not expected to provide high quality habitat for special status CEQA species that is sustainable. Special Status CEQA Species are species that are considered sufficiently rare and require special considerations and protection. Impacts to small patches of native habitat that could support low numbers of CEQA special status species such as California Rare Plant Rank plants or species of concern wildlife will be further mitigated through implementation of the LOHCP and payment of the mitigation fee. Habitat set aside outside urban areas will promote sustainable habitat for the range of special status species known to occur in the Plan area.

*Program EN-8.1.: **Los Osos Habitat Conservation Plan Compliance**. To address the specific requirements for special status species and habitat identification, protection, preservation, enhancement, and mitigation that would apply to a given private or public project subject to the LOHCP, the County shall incorporate the final LOHCP (by reference) into the LOCP, to ensure those requirements are fully addressed during development under the LOCP.*

2.5.6 Financing Policies and Actions

The following policies and associated implementation actions serve as a basis for an efficient and equitable financing plan. In addition, in 2010 the County adopted by resolution an Infrastructure Planning and Funding Policy,¹ which can guide infrastructure funding and investments. More recently, the County is developing the Regional Infrastructure and Housing Plan, which reinforces the County's planning and funding policies. Every effort has been made to ensure that the policies and actions presented below are consistent with the County's resolution and other Financing Plans in other communities in the County.

General Funding/Financing Policies and Actions

FIN 1. Identify and implement a range of funding sources and financing mechanisms to fund infrastructure and public facilities in an equitable manner.

¹ See the County's "Infrastructure Planning and Funding Policy," which was adopted by resolution 9/7/10 (http://slocounty.granicus.com/MetaViewer.php?view_id=2&clip_id=951&meta_id=188918).

Program FIN-1.1: Pay-as-you-go Methods. Implementation of the improvements identified in this Plan shall maximize the use of pay-as-you-go methods (e.g., impact fee revenue, road improvement fee revenue, assessments) as well as reimbursements to best use available revenue, reduce interest costs, and minimize increases in costs due to delays.

Program FIN-1.2: Debt Financing. Debt financing shall be considered where necessary to help fund facilities needed in advance of subsequent development and only in limited circumstances where there is a certifiable mechanism to pay for the debt and when other methods are unavailable or inappropriate.

Program FIN-1.3: Grants. Grants and other outside funding, (e.g., State and federal sources), shall be pursued for infrastructure funding to the greatest extent practicable.

Program FIN-1.4: New Development. New development shall fund its allocated share of infrastructure costs, except where other funding sources are appropriate and available, and subject to financial feasibility considerations and other community objectives.

Program FIN-1.5: Existing Deficiencies. Allocate costs for existing deficiencies among properties based on the benefit received and, where possible and applicable, on a regional basis.

Program FIN-1.6: Benefit Assessment. When applied to existing residents, funding mechanisms for new infrastructure shall be consistent with the benefit received and ability to pay.

Program FIN-1.7: Development outside of Plan Area. New projects outside of the Plan Area that benefit from infrastructure provided by the Plan shall contribute to infrastructure financing to the extent possible.

FIN-2. Implementation of this Plan shall expand infrastructure improvements and services in a phased manner, consistent with the Community's priorities and such that adequate capacity is provided as development occurs.

Program FIN-2.1: Financial Feasibility. Total infrastructure and financing costs in this Plan should not exceed industry standards of financial feasibility.²

Program FIN-2.2: Prioritization. If needed, the County should establish criteria and priorities for infrastructure and facilities, which could include community priorities, strategic growth opportunities, health and safety considerations, cost effectiveness, value, economic development potential, beautification, recreation (non-health and safety), and facility maintenance costs (i.e., improvements that may reduce future maintenance and improvement costs).

Program FIN-2.3: Phasing. The County should consider establishing a detailed infrastructure and public service phasing schedule that links the timing of infrastructure

² Infrastructure cost burdens and associated financings (combined debt, impact fees, etc.) are typically limited to 1/3 of improved land value; e.g., Mello-Roos debt generally is constrained to a 1:3 lien to value ratio to assure adequate security for the debt.

construction to the timing of new residential, commercial, and public facility development and service level demands, to the extent possible.

FIN-3. Engage with other public and private stakeholders and coordinate with other regional and/or countywide public facilities planning efforts on an ongoing basis in the development of Financing Strategies and implementation measures.

Program FIN-3.1: Plan Consistency. The County should periodically review its infrastructure master plans, Capital Improvement Program, and County impact fees to assure that they are consistent with needs as identified in this Plan.

Program FIN-3.2: Periodic Updates. Implementation of this Community Plan should account for Community-specific circumstances, reflect changing market conditions, and be updated periodically as more refined facility, phasing and cost data become available, including updates to the County's Development Impact Fee Program, Road Improvement Fee Program, and the County's periodic review of its infrastructure master plan, Capital Improvement Program, and other County financing mechanisms.³

Program FIN-3.3: Reimbursement. The County should provide a process and mechanism, (e.g., reimbursement agreements), to reimburse private parties who advanced infrastructure funding in excess of their allocated share.

Program FIN-3.4: Coordination with School District. The County should facilitate discussions with the school district regarding school facility requirements and planning, consider partnering with the district for commonly desired facilities (such as Safe Routes or recreation or community facilities), and seek outcomes that facilitate timely development within the Community Plan area, if applicable.

Program FIN-3.5: Community Facilities District (CFD). Consistent with the County's adopted CFD policies, at the request of landowners or developers in the Community Plan area, the County should establish a financing district or districts to provide necessary land-secured debt financing.

Program FIN-3.6: Public-Private Partnerships. Work collaboratively with private stakeholders and community groups to improve and enhance the Community's physical image and desirability as a place to invest, through investments in streetscapes and public spaces. This will include partnerships with private property owners on creative funding and financing strategies to fund needed improvements at Community gateways and in the commercial areas.

Program FIN-3.7: Business Improvement District. Meet with businesses to determine opportunities to generate and leverage Business Improvement District funding. In addition, or alternatively, building on the relationship between investment in the community business districts and visitor activity, revenue from an increase to the transient occupancy tax (TOT) rate and/or allocation of TOT increment can be used to reinvest in the Community.

³ For example, reports on the Road Improvement Fee (RIF) Program are prepared and submitted to the Board of Supervisors annually.

FIN-4. Provide for Long-Term Operation, Maintenance and Replacement Costs.
Program FIN-4.1: Ongoing Operation and Maintenance. Developers shall participate in duly established (or to be established) financing mechanisms that provide funding for maintenance of public facilities and/or services such as a CFD special tax for specific, additional services within new development areas, or an assessment for maintenance of facilities. The Los Osos CFD could use its powers of public finance to implement such financing mechanisms.

Funding/Financing Polices and Actions for Utility Infrastructure

FIN-5. Consistent with the objectives of the County’s Groundwater Sustainability Plan, ensure a safe and reliable potable water supply and delivery system sufficient to meet the current and future needs of the Community Plan area.

Program FIN-5.1: Coordination of Water Purveyors. Encourage water purveyors to coordinate and consider updates to water connection fees and rates to ensure that the improvements identified as part of this Community Plan and the Basin Management Plan can be addressed over time. Through a comprehensive update of both connection fees and rates, both existing deficiencies and capacity expansion may be addressed.

FIN-6. Ensure adequate wastewater collection and treatment and the safe disposal of waste in a timely fashion to support the current and future needs of the Community Plan area.

Program FIN-6.1: Coordination with County Public Works. Encourage coordination with County Public Works to ensure that the existing wastewater facility serving Los Osos continues to meet the needs of the Community now and in the future.

FIN-7. Collect and dispose of stormwater in a manner that minimizes inconvenience to the public, reduces burden on existing stormwater facilities, encourages groundwater recharge, minimizes potential water-related damage, and enhances the environment.

Program FIN-7.1: Community Facilities District (CFD). Consider forming a Mello-Roos Community Facilities District (CFD) or pursuing a parcel tax within the boundaries of the Los Osos CSD to ensure that stormwater improvements that may be needed as part of the implementation of the Community Plan and ongoing maintenance are addressed.

Funding/Financing Polices and Actions for Transportation/Circulation

FIN-8. Pursue financing in a timely manner from a variety of sources to maintain, enhance, and expand the roadway, sidewalk, bicycle, and transit networks to achieve and maintain a safe and efficient complete transportation network.

Program FIN-8.1: Coordination and Plan Consistency. Coordinate as the Circulation Plan and the CIP are updated to ensure that the Community’s Transportation/Circulation needs are reflected and prioritized.

Program FIN-8.2: Updates to Road Improvement Fee. As there are updates to the County’s Road Improvement Fee program, coordinate with Public Works to ensure it includes any transportation/circulation improvements that may be needed as part of the Community Plan.

Funding/Financing Polices and Actions for Parks, Trails, and Coastal Access

FIN-9. Pursue financing in a timely manner from a variety of sources to maintain, enhance, and expand the parks, trails, and coastal access opportunities to achieve and maintain the Community’s inventory of open space.

Program FIN-9.1: Coordination and Plan Consistency. Coordinate as the CIP is updated to ensure that the Community’s park and trail facility needs are reflected and prioritized.

Program FIN-9.2: Updates to Public Facilities Fee. Consider updating the park component of the County’s Public Facilities Fee Program as well as the parkland dedication Quimby in-lieu fee program to ensure that the fees are based on current land values and improvement costs and that it includes improvements to trails.

Program FIN-9.3: Grants. Pursue grant opportunities, such as through the Coastal Conservancy, to fund coastal access improvements.

Funding/Financing Polices and Actions for Library Facilities

FIN-10. Pursue financing in a timely manner from a variety of sources to facilitate the development of an expanded library to serve the Community.

Program FIN-10.1: Coordination and Plan Consistency. Coordinate as the CIP is updated to ensure that the Community’s library facility needs are reflected.

Program FIN-10.2: Library Impact Fee Revenue. Use accrued library impact fee revenue (when available) to fund the County’s pledged contribution of 50 percent.

Program FIN-10.3: Community Groups. Coordinate with Community groups, such as Friends of the Library, to proceed with planning and to fund library improvements

2.6 Policy Implementation Summary

The following tables identify how the policies and programs in Section 2.5 will be implemented. Table 2-3 identifies each policy and links them with programs, standards, and other means of implementation. Table 2-4 identifies each program, the responsible party, funding source, and timing.

Table 2-2: Summary of Los Osos Community Plan Policies and their Implementation

#	Summarized Policy	Implementation
EC-1	Encourage economic development that will make Los Osos more economically self-sufficient.	Program EC-1.1: Identify target businesses. Program EC-1.2: Conduct targeted marketing. Program EC-1.3: Promote tourist-oriented development.
EC-2	Provide flexible zoning that enables businesses to expand and remain in the community.	Land use plan
EC-3	Improve commercial areas by making them more attractive and pedestrian-friendly.	Program EC-3.1: Business Improvement District.
PS-1	Monitor water demand through the Resource Management System to ensure that new development can be supported by available water supplies.	Program PS-1.1: Water-Allocations for new development. Estero Area Plan, Chapter 7, Standard III.J
PS-2	Implement the provisions of an adopted Basin Plan for the Los Osos Groundwater Basin.	Program PS-2.1: Water – Groundwater management.
PS-3	Prioritize programs in the Basin Management Plan that halts or, to the extent possible, reverse seawater intrusion into the Basin.	Program PS-2.1: Water – Groundwater management.
PS-4	Continue to work cooperatively with local government agencies to coordinate location of new facilities and shared use of existing facilities.	Implemented as a policy.
LU-1	Maintain a hard inland urban edge around Los Osos, surrounded by a well-managed greenbelt, and a soft bayside edge to protect future wetland and estuary function in light of sea level rise.	Land use plan Program LU-1.1 Los Osos Greenbelt Program LU-1.2 Morro Bay Estuary Protection
LU-2	Concentrate or cluster development to protect contiguous environmentally sensitive areas and the Morro Bay Estuary.	Estero Area Plan, Chapter 7, Standard III.A
LU-3	Maintain a small-town atmosphere, while increasing opportunities for business and employment.	Land use plan Planning Area Standards: ■ Section 7.3 – Subsections B.2, E, L.3, N, and P. Program LU-3.1: Gateways. Program LU-3.2: CBD design and enhancement.
LU-4	Promote pedestrian travel and activities so that commercial areas become pedestrian- rather than automobile-oriented.	Land use plan Circulation plan Planning Area Standards: ■ Section 7.5 – Subsection A.3
LU-5	Plan for a flexible combination of residential, service, and office at the Morro Shores Mixed Use Area.	Planning Area Standards: ■ Section 7.5 – Subsection J

LU-6	Maintain and enhance the unique character of the Baywood Commercial Area.	Program LU-6.1: Baywood Commercial Area design and enhancement. Planning Area Standards: ■ Section 7.5 – Subsection A.4 and A.5
LU-7	Provide opportunities for a variety of housing types that are affordable to people of different income levels.	Planning Area Standards: ■ Section 7.3 – Subsection O ■ Section 7.5 – Subsections I.1.b and J.4.c
LU-8	Maintain a suburban character in Residential Single Family neighborhoods that are not be served by the wastewater project.	Planning Area Standards: ■ Section 7.5 – Subsections L.3 and L.11
LU-9	Provide adequate parkland, open space, and recreation areas to accommodate Los Osos’ anticipated population in 2045.	Land use plan Program LU-9.1: New parks and recreation facilities. Program LU-9.2: Multiple use of drainage basins. Program LU-9.3: Joint use of school facilities. Program LU-9.4: Recreation program.
CIR-1	Maximize public access to and along the coast.	Circulation plan Program CIR-1.1: Accept and retain coastal access offers Program CIR-1.2: Abandonments and quiet title action. Program CIR-1.3: Protect existing access points. Program CIR-1.4: Develop access improvements. Program CIR-1.5: Sea Level Rise and Public Access
CIR-2	Provide safe, convenient access to multiple transportation modes from shopping centers, schools, residential areas, and recreation facilities.	Circulation plan Program CIR-2.1: Transit system. Program CIR-2.2: Transportation Demand Management.
CIR-3	Responsibly finance and administer the community circulation system.	Implemented as a policy.
CIR-4	Design the circulation system to be compatible with the community’s character and responsive to local environmental needs.	Circulation plan Program CIR-4.1: Narrow streets. Program CIR-4.2: Trees. Program CIR-4.3: Commercial streetscape. Program CIR-4.4: Traffic calming.
CIR-5	Assess the vulnerability of the Los Osos circulation system to sea level rise.	Implemented as program.
EN-1	Effectively manage endangered and threatened biological resources in and around Los Osos.	Program EN-1.1: Habitat Conservation Plan. Program EN-1.2: Recovery Plan. Program EN-1.3: Habitat monitoring. Program EN-1.4: Protection and management of sensitive habitats. Program EN-1.5: Support conservation organizations. Program EN-1.6: Morro Bay shoreline wetlands mapping.

EN-2	Manage urban runoff to reduce discharge of pollutants into Morro Bay.	Program EN-2.1: Los Osos runoff control. Program EN-2.2: Los Osos urban watershed management. Program EN-2.3: Community Drainage Improvements
EN-3	Continue County engagement with Native American tribes.	Planning Area Standards: ■ Section 7.4 Subsection C
EN-4	Effectively manage significant archaeological and historical resources in and around the community of Los Osos.	Planning Area Standards: ■ Section 7.3 Subsection S
EN-5	Effectively manage significant historical building, structures, and districts in and around the community of Los Osos.	Planning Area Standards: ■ Section 7.3 Program EN-5.1: Historic Resource Inventory Program EN-5.2: Protection and Management of Historical Resources
EN-6	Pecho Valley Road from Rodman to the boundary of Montana de Oro State Park shall be designated as a Critical Viewshed.	Planning Area Standards: ■ Section 7.3 Subsection V
EN-7	South Bay Boulevard, and Los Osos Valley Road east of South Bay Boulevard, shall be designated as a Critical Viewshed	Planning Area Standards: ■ Section 7.3 Subsection V
EN-8	Special Status Species Habitat Preservation and Enhancement.	Planning Area Standards: ■ Section 7.3 Subsection K Program EN-8.1 Los Osos Habitat Conservation Plan compliance
FIN-1	Identify and implement a range of funding sources and financing mechanisms to fund infrastructure and public facilities in an equitable manner	Program FIN-1.1: Pay as you go Program FIN-1.2: Debt financing Program FIN-1.3: Grants Program FIN-1.4: New Development Program FIN-1.5: Existing Deficiencies Program FIN-1.6: Benefit Assessment Program FIN-1.7: Development outside the plan area
FIN-2	Implementation of this Plan shall expand infrastructure improvements and services in a phased manner, consistent with the Community's priorities and such that adequate capacity is provided as development occurs.	Program FIN-2.1: Financial Feasibility Program FIN-2.2: Prioritization Program FIN-2.3: Phasing

FIN-3	Engage with other public and private stakeholders and coordinate with other regional and/or countywide public facilities planning efforts on an ongoing basis in the development of Financing Strategies and implementation measures.	Program FIN-3.1: Plan Consistency. Program FIN- 3.2 Periodic Updates Program FIN -3.3: Reimbursement Program FIN-3-4: Coordination with School District Program FIN-3.5 Community Facilities District (CFD). Program FIN-3.6: Public-Private Partnerships Program FIN-3.7: Business Improvement District.
FIN-4	Provide for Long-Term Operation, Maintenance and Replacement Costs.	Program FIN-4-1 Ongoing Operation and Maintenance
FIN-5	Consistent with the objectives of the County’s Groundwater Sustainability Plan, ensure a safe and reliable potable water supply and delivery system sufficient to meet the current and future needs of the Community Plan area.	Program FIN-5.1: Coordination of Water Purveyors
FIN-6	Ensure adequate wastewater collection and treatment and the safe disposal of waste in a timely fashion to support the current and future needs of the Community Plan area.	Program FIN-6.1: Coordination with County Public Works
FIN-7	Collect and dispose of stormwater in a manner that minimizes inconvenience to the public, reduces burden on existing stormwater facilities, encourages groundwater recharge, minimizes potential water-related damage, and enhances the environment.	Program FIN-7.1: Community Facilities District (CFD)
FIN-8	Pursue financing in a timely manner from a variety of sources to maintain, enhance, and expand the roadway, sidewalk, bicycle, and transit networks to achieve and maintain a safe and efficient complete transportation network.	Program FIN-8.1: Coordination and Plan Consistency Program FIN-8.2: Updates to Road Improvement Fee
FIN-9	Pursue financing in a timely manner from a variety of sources to maintain, enhance, and expand the parks, trails, and coastal access opportunities to achieve and maintain the Community’s inventory of open space.	Program FIN-9.1: Coordination and Plan Consistency Program FIN-9.2: Updates to Public Facilities Fee Program FIN-9.3: Grants.
FIN-10	Pursue financing in a timely manner from a variety of sources to facilitate the development of an expanded library to serve the Community.	Program FIN-10.1: Coordination and Plan Consistency Program FIN-10.2: Library Impact Fee Revenue Program FIN-10.3: Community Groups

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
EC-1.1	Identify target businesses.	LOBPCC	EVC, non-profits	Private	When funded.
EC-1.2	Conduct targeted marketing.	LOBPCC	EVC, non-profits	Private	When funded.
EC-1.3	Promote tourist-oriented development.	LOBPCC	EVC, non-profits	Private	When funded.
EC-3.1	Business Improvement District.	LOBPCC	PLAN, ADMIN	Assessments	Based on local interest.
PS-1.1	Water – Allocations for new development.	PLAN	LOWM, PW, LOCSO, GSWC, S&T MWC	General fund	Per Basin Plan
PS-2.1	Water – Groundwater management.	LOWM	PW, LOCSO, GSWC, S&T MWC	Assessments, user fees, grants, bonds, etc.	Per Basin Plan
LU-1.1	Los Osos Greenbelt.	PLAN	USFWS, CDFW, non-profits	Development fees, grants	Achieved incrementally.
LU-1.2	Morro Bay Estuary Protection	PLAN	MBNEP, USFWS, CDFW, non-profits	General fund, grants, etc.	Ongoing.
LU-3.1	Gateways.	PW	PLAN, SLOCOG	Grants	When funded.
LU-3.2	CBD design and enhancement.	PLAN	LOCAC	General fund, grants, etc.	Based on local interest.
LU-6.1	Baywood Commercial Area design and enhancement.	PLAN	LOCAC	General fund, grants, etc.	Based on local interest.
LU-9.1A	Expand Los Osos Community Park.	PARKS	PLAN, LOCSO	Quimby fees, grants, etc.	When funded.
LU-9.1B	Funding and financing	LOCSO	PLAN, LAFCO	Assessments	Based on local interest.
LU-9.1C	Additional parks and recreational projects.	PARKS or LOCSO	PLAN, LAFCO	Assessments, Quimby fees, grants, etc.	When funded.
LU-9.2	Multiple use of drainage basins.	PLAN	PARKS, LOCSO, PW	General fund, Quimby fees, grants, etc.	Based on local interest.
LU-9.3	Joint use of school facilities.	PARKS	SLCUSO, PLAN	General fund	Based on local interest.
LU-9.4	Recreation program.	PARKS or LOCSO	SLCUSO, MB	Assessments, user fees, etc.	Based on funding and local interest.

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
CIR-1.1	Accept and retain coastal access offers.	PARKS	PW, PLAN	General fund.	Ongoing.
CIR-1.2	Abandonments and quiet title actions.	PLAN	PARKS, LOCSO, LOCAC	General fund.	As abandonments, quiet title actions occur.
CIR-1.3	Protect existing access points.	PARKS	PW, PLAN	General fund.	Ongoing.
CIR-1.4A	Access Improvements: Mitchell Drive / Doris Avenue.	PARKS	PW, PLAN	Assessments, Quimby fees, grants, etc.	When funded.
CIR-1.4B	Access Improvements: Bay Street, 7th Street, and Pecho Road.	PARKS	PW, PLAN	Assessments, Quimby fees, grants, etc.	When funded.
CIR-1.5	Sea Level Rise and Public Access	PARKS	PW, PLAN	Quimby fees, grants, etc.	Ongoing.
CIR-2.1	Transit system.	SLORTA	SLOCOG, PLAN, PW	Grants, user fees.	When funded.
CIR-2.2	Transportation Demand Management (TDM).	SLOCOG	APCD, PW, PLAN	Grants, project mitigation, private sources.	When funded.
CIR-4.1	Narrow streets	PW	PLAN	Condition of development approval.	With new subdivisions.
CIR-4.2A	Trees: New development.	PLAN	PW	Condition of development approval.	With new development.
CIR-4.2B	Trees: Tree Master Plan.	PLAN	PW, LOCAC	General fund, grants, etc.	When funded.
CIR-4.2C	Trees: Tree funding.	PLAN	Non-profits	Grants	Based on local interest.
CIR-4.3	Commercial streetscape.	PLAN	PW	Condition of development approval.	With new development.
CIR-4.4	Traffic calming.	PW	LOCAC	General fund, road fees, project mitigation, grants	When funded.
EN-1.1A	Habitat Conservation Plan: Incidental Take Permit	USFWS	PLAN, CDFW	General fund, grants	Implemented with HCP.

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
EN-1.1B	Habitat Conservation Plan: Streamlined permitting.	PLAN	USFWS, CDFW	General fund, grants.	Implemented with HCP.
EN-1.2	Recovery Plan.	USFWS	CDFW, PLAN, PW	Unknown.	Ongoing.
EN-1.3	Habitat monitoring.	USFWS or CDFW	PLAN	Unknown.	Based on local interest.
EN-1.4	Protection and management of sensitive habitats.	PLAN	USFWS, CDFW, non-profits	General fund, grants, mitigation fees, etc.	Based on local interest and funding.
EN-1.5	Support conservation organizations.	Non-profits	PLAN, USFWS, CDFW, LOCAC	General fund, grants, mitigation fees, etc.	Based on local interest and funding.
EN-1.6	Morro Bay shoreline wetlands mapping.	PLAN	CCC	Grants	When funded
EN 1.7	Los Osos Habitat Conservation Plan compliance	PLAN	USFWS	Mitigation fees	On-going
EN-2.1	Los Osos runoff control.	PW	LOCSD, PLAN	General fund, stormwater assessment	When funded
EN-2.2	Los Osos urban watershed management.	PLAN	PW, LOCSD, RWQCB	General fund, stormwater assessment, grants	When funded
EN-2.3	Community Drainage Improvements	PW	LOCSD, PLAN	General fund, stormwater assessment	When funded
EN-5.1	Historic Resource Inventory	PLAN	Non-profits	Unknown	When funded
EN-5.2	Protection and Management of Historic Resources	PLAN	Non-profits	Unknown	When funded
FIN-1.1	Pay as you go	PLAN	PW	Mitigation fees	When funded
FIN-1.2	Debt financing	COUNTY LOCSD	PLAN PW	Unknown	When funded

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
FIN-1.3	Grants	COUNTY LOCSD	PLAN, PW	Unknown	When funded
FIN-1.4	New Development	COUNTY LOCSD	PLAN, PW	Unknown	When funded
FIN-1.5	Existing Deficiencies	COUNTY LOCSD	PLAN, PW	Unknown	When funded
FIN-1.6	Benefit Assessment	COUNTY LOCSD	PLAN, PW	Unknown	When funded
FIN-1.7	Development outside the plan area	COUNTY	PLAN, PW	Unknown	When funded
FIN-2.1	Financial Feasibility	COUNTY	PLAN, PW	Unknown	When funded
FIN-2.2	Prioritization	COUNTY	PLAN, PW	Unknown	When funded
FIN-2.3	Phasing	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.1	Plan Consistency	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.2	Periodic Updates	PLAN	PW	Unknown	When funded
FIN-3.3	Reimbursement	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.4	Coordination with School District	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.5	Community Facilities District (CFD)	COUNTY	PLAN, PW	Unknown	When funded
FIN-3.6	Public-Private Partnerships	COUNTY	PLAN, PW	Unknown	When funded

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
FIN-3.7	Business Improvement District	COUNTY	PLAN, PW	Unknown	When funded
FIN-4.1	Ongoing Operation and Maintenance	COUNTY	PLAN, PW	Unknown	When funded
FIN-5.1	Coordination of Water Purveyors	PW	LOCSD, PLAN	Unknown	When funded
FIN-6.1	Coordination with County Public Works	PLAN	PW	Unknown	When funded
FIN-7.1	Community Facilities District (CFD)	COUNTY	PLAN, PW, LOCSD	Unknown	When funded
FIN-8.1	Coordination and Plan Consistency (Circulation)	PW	PLAN	Unknown	When funded
FIN-8.2	Updates to Road Improvement Fee	PW	PLAN	Unknown	When funded
FIN-9.1	Coordination and Plan Consistency	PARKS	PLAN, PW	Unknown	When funded
FIN-9.2	Updates to Public Facilities Fee	PLAN	PW	Unknown	When funded
FIN-9.3	Grants	COUNTY	PLAN, PW	Unknown	When funded
FIN-10.1	Coordination and Plan Consistency (library)	COUNTY	PLAN, PW	Unknown	When funded
FIN-10.2	Library Impact Fee Revenue	COUNTY	PLAN, PW	Unknown	When funded
FIN-10.3	Community Groups	COUNTY	PLAN, PW	Unknown	When funded

* Please refer to the Key to Agencies on the next page.

Key to Agencies referenced in Table 2-4	
ADMIN	SLO County Administration
APCD	San Luis Obispo County Air Pollution Control District
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
COUNTY	County of San Luis Obispo
EVC	San Luis Obispo County Economic Vitality Corporation
GSWC	Golden State Water Company
LAFCO	Local Agency Formation Commission
LOBPCC	Los Osos Baywood Park Chamber of Commerce
LOCAC	Los Osos Community Advisory Council
LOCSD	Los Osos Community Services District
LOWM	Los Osos Watermaster
MB	City of Morro Bay
MBNEP	Morro Bay National Estuary Program
PARKS	County Parks
PLAN	County Planning
PW	County Public Works
RWQCB	Central Coast Regional Water Quality Control Board
S&T MWC	S&T Mutual Water Company
SLCUSD	San Luis Coastal Unified School District
SLOCOG	San Luis Obispo Council of Governments
SLORTA	SLO Regional Transit Authority
USFWS	US Fish and Wildlife Service

This page left intentionally blank.